



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: September 17, 2008
AGENDA DATE: September 24, 2008
PROJECT ADDRESS: 1978 Mission Ridge Road (MST2006-00375)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RB*
 Roxanne Milazzo, Associate Planner *Rox*

I. PROJECT DESCRIPTION

The 2.25 acre site has frontage onto both Mission Ridge and Las Tunas Roads. Current development on site consists of a single family residence and detached garage/accessory structure. The proposed project involves conversion of the existing garage to storage and the construction of a detached 4-car garage. The discretionary applications required for this project are Modifications to permit accessory floor area in excess of 500 square feet and garage floor area greater than 750 square feet (SBMC §28.87.160).

Date Application Accepted: August 25, 2008 Date Action Required: November 25, 2008

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Henry Lenny	Property Owner:	Mr. & Mrs. Nazerian
Parcel Number:	019-083-001	Lot Area:	2.25 Acres
General Plan:	1 Unit Per Acre	Zoning:	A-1
Existing Use:	One-Family Residence	Topography:	18% slope

Adjacent Land Uses:

North - One-Family Residence
 South - El Encanto Hotel

East - One-Family Residence
 West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	4,111 sf	No Change
Garage	460 sf to be converted to accessory space	880 sf new
Accessory Space	650 sf	460 sf addition = 1,110 sf

C. PROPOSED LOT AREA COVERAGE

Building: 5,541 sf 6% Hardscape: 8,710 sf 8% Landscape: 83,323 sf 86%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Garage Area	750 sf	460 sf	880 sf
Accessory Space	500 sf	650 sf	1,110 sf

V. DISCUSSION

This property is on the City's List of Potential Historic Resources. As part of the environmental review process, a Historic Structures Report (HSR) was prepared for the proposed project. The HSR concluded that the size and scale, as well as the proposed placement of the garage, would not negatively impact the Historic Resource. Because of the structure's significance, review of the proposed project by the Historic Landmark Commission (HLC) was required. The Commission felt the sizes being proposed for accessory space and garage were compatible with the size of the existing site and supported the location of the new garage being lowered and not visible to the neighbors.

Original development on site consists of a single family residence and detached 3-car garage with accessory space, which was built in 1927. Over the years a single room was added on top of the garage. Other changes include a Jacuzzi, pool, and conversion of one of the garage stalls to a recreation room, all with the appropriate permits. This project is requesting permission to convert the remaining 2-car garage to storage and replacement of the required parking with a 4-car garage on site. Current Zoning Ordinance regulations limit the amount of detached accessory space on a single family zoned lot to 500 square feet, and garage space to 750 square feet for lots greater than 20,000 square feet. This application would result in 1,110 square feet of accessory space and 880 square feet of garage floor area.

Staff understands that the purpose and intent of limiting accessory space is to prevent a proliferation of detached structures on single family lots. Although the 500 square foot maximum is appropriate for smaller lot sizes, Staff can usually support larger amounts of accessory space for greater lot areas if it is not expected to impact surrounding properties. This project will eliminate the use of the existing 2-car garage for parking purposes by removing all paving associated with access to the structure and landscaping the area, without any exterior changes to the structure.

Limiting the amount of garage space to 750 square feet is intended to provide adequate covered parking for the occupant's vehicles but not car collections or non-residential auxiliary uses. This application is requesting an additional 130 square feet to provide one additional covered parking space for the property.

Staff supports both requests because this 2.5 acre lot can easily accommodate more than the allowable floor areas of accessory space and covered parking without impacts to this property or to the neighborhood.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on this lot. The amount of floor area being proposed for covered parking and accessory use is not out of proportion for a lot of this size.

Said approval is subject to conditions that the paving located in the turn-around area in front of the existing garage be removed and permanently landscaped, the second driveway with access from Las Tunas be removed (as required by Transportation Staff), and the shower within the sauna in the recreation room be removed in accordance with current zoning practices.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated August 25, 2008
- C. HLC Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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Phone: (805) 564-5470



HENRY LENNY
Principal Architect

HENRY LENNY DESIGN STUDIO

APPLICANT

Henry Lenny
Henry Lenny Design Studio

August 25, 2008

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara California 93102

MODIFICATION REQUEST FOR:
1978 MISSION RIDGE ROAD SANTA BARBARA CA.

PARCEL NUMBER
019 083 01

1. Existing on the property, there is a 4111 square foot residence and a 1,030 square foot accessory building, within there is a two car garage, the building is located on the north east portion of the property and attached to the existing house with an open pergola.
2. There are two modifications being requested:

MODIFICATION #1

To retain the existing accessory building, (1,430 S.F.) single story with a partial second story room, convert the existing two car garage portion (400 S.F.) into a storage room and fixing existing doors to the garage. The use of the existing garage at this building must be change in order to construct the proposed 4 car garage.

MODIFICATION #2

To construct a new detached four car garage at the northern end to the existing residence with a net square footage of 1,056.

This request is being made by Mr. and Mrs. Nazerian to accommodate cover parking to them and their family (four automobiles). Currently cars are left out in the open and have prevented in making landscape improvement to the immediate portion of the open space (motor court).

The existing gardens and landscape contribute to inherent beauty of this property as well as the significant 1920 Spanish Colonial Revival Architecture.

Approval of these requests will greatly enhance and preserve the Historic fabric of the property.

Thank you very much for your consideration.
Sincerely

Henry Lenny Architect

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1978 MISSION RIDGE HISTORIC LANDMARK COMMISSION MINUTES

May 14, 2008 –

Present: Farrokh and Sally Nazerian, Owners; and Henry Lenny, Architect

Kellam de Forest, local resident, commented that the location is a logical one for the proposed four car garage since the old garage is being converted, but suggested that a Spanish revival style be considered for the new garage.

Motion: Continued indefinitely to the Staff Hearing Officer with the following positive comments: 1) The size and location of the new garage are supportable because: a) It would provide a covered parking for the owners' vehicles. b) It is done in consistency with the existing site development (i.e., the stone encasement). c) It is proposed to be located at an inconspicuous part of the site, buried into the site, and would not be visible from a neighboring property. 2) The Commission appreciates that the removal and moving of the olive trees is being done in a sensitive manner. 3) Provide a landscape solution to the entry court.

Action: Boucher/Pujo, 8/0/0. (Curtis absent.) Motion carried.